QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1342114 DEEDQC
11/05/2025 08:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251105-0088040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF Oct., 2025.

Notary Public

MY COMMISSION EXPIRES: 2/26/2029
(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 2029

THIS INSTRUMENT WAS PREPARED BY (and return to):

Lux Law Group, PLLC
1201A 7th Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Beyer and Abby Schneider	**New Owner**	
(NAME)	(NAME)	
3840 Saunders Avenue		**061-10-0-113.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

WARREN BEYER AND BONNIE BEYER, HUSBAND AND WIFE ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

WARREN BEYER AND BONNIE BEYER, HUSBAND AND WIFE, AS TO A 50% UNDIVIDED INTEREST, AND JASON BEYER, UNMARRIED, AND ABBY SCHNEIDER, UNMARRIED, AS TO A 50% UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP BETWEEN THE SAID JASON BEYER AND ABBY SCHNEIDER, AND WITH BOTH OWNER GROUPS HOLDING TITLE AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOT NUMBER 73 ON THE PLAN OF MAPLEWOOD HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 547, PAGES 77 AND 78, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NUMBER 73 FRONTS 100 FEET ON THE WESTERLY SIDE OF SAUNDERS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 300 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO WARREN BEYER AND BONNIE BEYER, HUSBAND AND WIFE, BY WARRANTY DEED FROM JOHN VON COLLN, Married, OF RECORD IN INSTRUMENT NUMBER 20251104-0087907, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: **3840 Saunders Avenue, Nashville, TN 37216**

Witness our hands this the 29 day of Oct, 2025.

Warren Beyer

Bonnie Beyer

STATE OF ARIZONA)
COUNTY OF MARICOPA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Warren Beyer and Bonnie Beyer**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of OCT., 2025.

Notary Public
My Commission Expires: 09-28-2027

J R TATELBAUM
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 653888
Expires September 28, 2027

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **October 29, 2025**.

Date

Affiant Signature

10/29/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29th** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029